

Schedule 1-A  
to Facility Lease

Periodic Lease Rent and Section 467 Loan Balance Percentages  
(Expressed as a % of Purchase Price)  
Facility - Danskammer

Rent Payment Date	Periodic Lease Rent Percentage	Section 467 Loan Balance Percentage
May 8 2001	0.0000000000	(5.1499259783)
Nov 8 2001	3.2126666667	(2.0891821280)
May 8 2002	3.2126666667	1.0618536659
Nov 8 2002	3.2126666667	(1.3792997247)
May 8 2003	3.2126666667	(5.9229457686)
Nov 8 2003	3.2126666667	(2.8850060021)
May 8 2004	3.2126666667	(8.2927285974)
Nov 8 2004	3.2126666667	(5.3246974244)
May 8 2005	3.2126666667	(8.8403042474)
Nov 8 2005	3.2126666667	(5.8884265560)
May 8 2006	3.2126666667	(14.1270597469)
Nov 8 2006	3.2126666667	(11.3311413428)
May 8 2007	3.2126666667	(8.4527433457)
Nov 8 2007	3.2126666667	(13.4463997845)
May 8 2008	4.2102621634	(9.6328064157)
Nov 8 2008	25.5106666667	7.6367252850
May 8 2009	2.4021612834	10.2641699642
Nov 8 2009	32.5478710000	35.1578668014
May 8 2010	1.3063515000	37.5013753720
Nov 8 2010	18.3399924542	49.6512548692
May 8 2011	1.2962379167	52.4122048045
Nov 8 2011	1.2962379167	48.7443568910
May 8 2012	1.2962379167	51.4785533360
Nov 8 2012	26.1916140000	72.6785387875
May 8 2013	0.0000000000	74.8225556817
Nov 8 2013	0.0003297667	70.5199049691
May 8 2014	0.0000000000	72.6002421657
Nov 8 2014	0.0000000000	68.2317034377
May 8 2015	0.0000000000	70.2445386891
Nov 8 2015	0.0000000000	65.8065067085
May 8 2016	0.0000000000	67.7477986564
Nov 8 2016	0.0000000000	63.2361128449
May 8 2017	0.0000000000	65.1015781738
Nov 8 2017	0.0000000000	60.1708330729
May 8 2018	0.0000000000	61.9458726485
Nov 8 2018	0.0000000000	55.8163087149
May 8 2019	0.0000000000	57.4628898220
Nov 8 2019	0.0000000000	51.2010778949
May 8 2020	0.0000000000	52.7115096928
Nov 8 2020	0.0000000000	47.4366854957
May 8 2021	0.0289763977	48.8650441155
Nov 8 2021	0.2454573698	44.0417744149
May 8 2022	0.6673793532	46.0083861133
Nov 8 2022	0.6696645305	41.5250521623
May 8 2023	0.6938484084	43.4438896094
Nov 8 2023	0.6962242186	38.9114626996
May 8 2024	0.7213362424	40.7806870917
Nov 8 2024	0.7238061739	36.1972776628
May 8 2025	0.7504936477	38.0155910016
Nov 8 2025	0.3487744745	32.9755795387
May 8 2026	0.0000000000	33.9483591351
Nov 8 2026	0.0000000000	28.4395898577
May 8 2027	0.0000000000	29.2785577585
Nov 8 2027	0.0000000000	23.6320293405
May 8 2028	0.0000000000	24.3291742060
Nov 8 2028	0.0000000000	17.0899176683
May 8 2029	0.0000000000	17.5940702395
Nov 8 2029	0.0000000000	12.9878825734
May 8 2030	0.0000000000	3.7537458839
Nov 8 2030	0.0000000000	3.8644813875
May 8 2031	0.0000000000	0.0000000000

Schedule 2-A  
to Facility Lease

Allocation, Proportional Rent and  
Section 467 Interest Percentages  
(Expressed as a % of Purchase Price)  
Facility -Danskammer

---Rent Payment Period---		Proportional	Allocation	Section 467
From and Including	To but Excluding	Rent Percentage	Percentage	Interest Percentage
May 8 2001	May 9 2001	5.1499259783	3.8375844106	0.0000000000
May 9 2001	Nov 8 2001	0.0000000000	0.0000000000	(0.1519228164)
Nov 8 2001	May 8 2002	0.0000000000	0.0000000000	(0.0616308728)
May 8 2002	Nov 8 2002	5.6851447404	4.2364148377	0.0313246831
Nov 8 2002	May 8 2003	7.7156233686	5.7494721443	(0.0406893419)
May 8 2003	Nov 8 2003	0.0000000000	0.0000000000	(0.1747269002)
Nov 8 2003	May 8 2004	8.5352815850	6.3602590966	(0.0851076771)
May 8 2004	Nov 8 2004	0.0000000000	0.0000000000	(0.2446354936)
Nov 8 2004	May 8 2005	6.5711949157	4.8966752674	(0.1570785740)
May 8 2005	Nov 8 2005	0.0000000000	0.0000000000	(0.2607889753)
Nov 8 2005	May 8 2006	11.2775912742	8.4037534995	(0.1737085834)
May 8 2006	Nov 8 2006	0.0000000000	0.0000000000	(0.4167482625)
Nov 8 2006	May 8 2007	0.0000000000	0.0000000000	(0.3342686696)
May 8 2007	Nov 8 2007	7.9569671768	5.9293149691	(0.2493559287)
Nov 8 2007	May 8 2008	0.0000000000	0.0000000000	(0.3966687936)
May 8 2008	Nov 8 2008	7.9569671768	5.9293149691	(0.2841677893)
Nov 8 2008	May 8 2009	0.0000000000	0.0000000000	0.2252833959
May 8 2009	Nov 8 2009	7.9569671768	5.9293149691	0.3027930139
Nov 8 2009	May 8 2010	0.0000000000	0.0000000000	1.0371570706
May 8 2010	Nov 8 2010	7.2964035304	5.4370809521	1.1062905735
Nov 8 2010	May 8 2011	0.0000000000	0.0000000000	1.4647120186
May 8 2011	Nov 8 2011	6.5102458719	4.8512577020	1.5461600417
Nov 8 2011	May 8 2012	0.0000000000	0.0000000000	1.4379585283
May 8 2012	Nov 8 2012	6.5102458719	4.8512577020	1.5186173234
Nov 8 2012	May 8 2013	0.0000000000	0.0000000000	2.1440168942
May 8 2013	Nov 8 2013	6.5102458719	4.8512577020	2.2072653926
Nov 8 2013	May 8 2014	0.0000000000	0.0000000000	2.0803371966
May 8 2014	Nov 8 2014	6.5102458719	4.8512577020	2.1417071439
Nov 8 2014	May 8 2015	0.0000000000	0.0000000000	2.0128352514
May 8 2015	Nov 8 2015	6.5102458719	4.8512577020	2.0722138913
Nov 8 2015	May 8 2016	0.0000000000	0.0000000000	1.9412919479
May 8 2016	Nov 8 2016	6.5102458719	4.8512577020	1.9985600604
Nov 8 2016	May 8 2017	0.0000000000	0.0000000000	1.8654653289
May 8 2017	Nov 8 2017	6.8512416571	5.1053584628	1.9204965561
Nov 8 2017	May 8 2018	0.0000000000	0.0000000000	1.7750395756
May 8 2018	Nov 8 2018	7.9569671768	5.9293149691	1.8274032431
Nov 8 2018	May 8 2019	0.0000000000	0.0000000000	1.6465811071
May 8 2019	Nov 8 2019	7.9569671768	5.9293149691	1.6951552497
Nov 8 2019	May 8 2020	0.0000000000	0.0000000000	1.5104317979
May 8 2020	Nov 8 2020	6.8298137331	5.0893909581	1.5549895359
Nov 8 2020	May 8 2021	0.0000000000	0.0000000000	1.3993822221
May 8 2021	Nov 8 2021	6.5102458719	4.8512577020	1.4415188014
Nov 8 2021	May 8 2022	0.0000000000	0.0000000000	1.2992323452
May 8 2022	Nov 8 2022	6.5102458719	4.8512577020	1.3572473903
Nov 8 2022	May 8 2023	0.0000000000	0.0000000000	1.2249890368
May 8 2023	Nov 8 2023	6.5102458719	4.8512577020	1.2815947435
Nov 8 2023	May 8 2024	0.0000000000	0.0000000000	1.1478881496
May 8 2024	Nov 8 2024	6.5102458719	4.8512577020	1.2030302692
Nov 8 2024	May 8 2025	0.0000000000	0.0000000000	1.0678196911
May 8 2025	Nov 8 2025	6.5102458719	4.8512577020	1.1214599345
Nov 8 2025	May 8 2026	0.0000000000	0.0000000000	0.9727795964
May 8 2026	Nov 8 2026	6.5102458719	4.8512577020	1.0014765945
Nov 8 2026	May 8 2027	0.0000000000	0.0000000000	0.8389679008
May 8 2027	Nov 8 2027	6.5102458719	4.8512577020	0.8637174539
Nov 8 2027	May 8 2028	0.0000000000	0.0000000000	0.6971448655
May 8 2028	Nov 8 2028	7.9569671768	5.9293149691	0.7177106391
Nov 8 2028	May 8 2029	0.0000000000	0.0000000000	0.5041525712
May 8 2029	Nov 8 2029	5.1252127382	3.8191687779	0.5190250721
Nov 8 2029	May 8 2030	9.6172792255	7.1665342343	0.3831425359
May 8 2030	Nov 8 2030	0.0000000000	0.0000000000	0.1107355036
Nov 8 2030	May 9 2031	3.9784835884	2.9646574846	0.1140022009

Schedule 3-A  
to Facility Lease

Termination Values  
(Expressed as a % of Purchase Price)  
Facility - Danskammer

Termination Date	Termination Value Percentage
Jun 8 2001	103.0597454349
Jul 8 2001	103.7543855685
Aug 8 2001	104.4501167541
Sep 8 2001	105.1469464862
Oct 8 2001	105.8416517844
Nov 8 2001	106.5374487251
Dec 8 2001	104.0216781417
Jan 8 2002	104.7164503927
Feb 8 2002	105.4123148936
Mar 8 2002	106.1092791501
Apr 8 2002	106.8073507197
May 8 2002	107.5012654468
Jun 8 2002	104.9836001125
Jul 8 2002	105.6744237541
Aug 8 2002	106.3663130117
Sep 8 2002	107.0592752126
Oct 8 2002	107.7480459694
Nov 8 2002	108.4378684965
Dec 8 2002	105.9160833620
Jan 8 2003	106.6027594182
Feb 8 2003	107.2904731192
Mar 8 2003	107.9792316049
Apr 8 2003	108.6690420647
May 8 2003	109.3553251402
Jun 8 2003	106.8299767477
Jul 8 2003	107.5137507490
Aug 8 2003	108.1985429463
Sep 8 2003	108.8843603509
Oct 8 2003	109.5666234246
Nov 8 2003	110.2498945701
Dec 8 2003	107.7215140644
Jan 8 2004	108.4022356355
Feb 8 2004	109.0839549512
Mar 8 2004	109.7666788869
Apr 8 2004	110.4504143657
May 8 2004	111.1311543634
Jun 8 2004	108.6002258327
Jul 8 2004	109.2789549924
Aug 8 2004	109.9586687045
Sep 8 2004	110.6393737588
Oct 8 2004	111.3170629968
Nov 8 2004	111.9957299026
Dec 8 2004	109.4627145546
Jan 8 2005	110.1393430826
Feb 8 2005	110.8169422587
Mar 8 2005	111.4955187825
Apr 8 2005	112.1750793999
May 8 2005	112.8521085041
Jun 8 2005	110.3174446278
Jul 8 2005	110.9929054280
Aug 8 2005	111.6693293675
Sep 8 2005	112.3467230992
Oct 8 2005	113.0215709231
Nov 8 2005	113.6973779441
Dec 8 2005	111.1614841243
Jan 8 2006	111.8357070725
Feb 8 2006	112.5108852024
Mar 8 2006	113.1870251180
Apr 8 2006	113.8641334691
May 8 2006	114.5392857373
Jun 8 2006	112.0027332081
Jul 8 2006	112.6768846531
Aug 8 2006	113.3519913146

Schedule 3-A  
to Facility Lease

Termination Values  
(Expressed as a % of Purchase Price)  
Facility - Danskammer

Termination Date	Termination Value Percentage
Sep 8 2006	114.0280598024
Oct 8 2006	114.7021655575
Nov 8 2006	115.3772264914
Dec 8 2006	112.8405825497
Jan 8 2007	113.5146425095
Feb 8 2007	114.1896576183
Mar 8 2007	114.8656344914
Apr 8 2007	115.5425797901
May 8 2007	116.2179003320
Jun 8 2007	113.6815183510
Jul 8 2007	114.3561739712
Aug 8 2007	115.0317893990
Sep 8 2007	115.7083712877
Oct 8 2007	116.3833264469
Nov 8 2007	117.0592437691
Dec 8 2007	114.5234632602
Jan 8 2008	115.1987250827
Feb 8 2008	115.8749514822
Mar 8 2008	116.5521491510
Apr 8 2008	117.2303248286
May 8 2008	117.9073457034
Jun 8 2008	114.3646066894
Jul 8 2008	115.0309025584
Aug 8 2008	115.6981024848
Sep 8 2008	116.3662127552
Oct 8 2008	117.0331001023
Nov 8 2008	117.7008958964
Dec 8 2008	92.7238510746
Jan 8 2009	93.2562544535
Feb 8 2009	93.7895707710
Mar 8 2009	94.3238063820
Apr 8 2009	94.8589676858
May 8 2009	95.3933813740
Jun 8 2009	93.5265606591
Jul 8 2009	94.0611550925
Aug 8 2009	94.5966781824
Sep 8 2009	95.1331363987
Oct 8 2009	95.6688565042
Nov 8 2009	96.2055133491
Dec 8 2009	64.0126077506
Jan 8 2010	64.3668432147
Feb 8 2010	64.7220236518
Mar 8 2010	65.0781556520
Apr 8 2010	65.4352458518
May 8 2010	65.7914441111
Jun 8 2010	64.8422498111
Jul 8 2010	65.1985158198
Aug 8 2010	65.5557415266
Sep 8 2010	65.9139336311
Oct 8 2010	66.2712420572
Nov 8 2010	66.6295177500
Dec 8 2010	48.5118881289
Jan 8 2011	48.7328313835
Feb 8 2011	48.9542023523
Mar 8 2011	49.1760041141
Apr 8 2011	49.3982397703
May 8 2011	49.6181974674
Jun 8 2011	48.5388388842
Jul 8 2011	48.7534040328
Aug 8 2011	48.9683543483
Sep 8 2011	49.1836926297
Oct 8 2011	49.3967067185
Nov 8 2011	49.6100959037

Schedule 3-A  
to Facility Lease

Termination Values  
(Expressed as a % of Purchase Price)  
Facility - Danskammer

Termination Date	Termination Value Percentage
Dec 8 2011	48.5241250042
Jan 8 2012	48.7320337439
Feb 8 2012	48.9402832679
Mar 8 2012	49.1488760834
Apr 8 2012	49.3578147161
May 8 2012	49.5644988630
Jun 8 2012	48.47117782556
Jul 8 2012	48.6730044543
Aug 8 2012	48.8745269447
Sep 8 2012	49.0763479420
Oct 8 2012	49.2758668300
Nov 8 2012	49.4756709423
Dec 8 2012	23.3224003785
Jan 8 2013	23.3584218722
Feb 8 2013	23.3947086281
Mar 8 2013	23.4312626620
Apr 8 2013	23.4680860057
May 8 2013	23.5030135538
Jun 8 2013	23.5381997328
Jul 8 2013	23.5714793690
Aug 8 2013	23.6050068200
Sep 8 2013	23.6387839962
Oct 8 2013	23.6706456697
Nov 8 2013	23.7027461440
Dec 8 2013	23.7347540458
Jan 8 2014	23.7651670647
Feb 8 2014	23.7958096823
Mar 8 2014	23.8266836988
Apr 8 2014	23.8577909291
May 8 2014	23.8870858210
Jun 8 2014	23.9166036280
Jul 8 2014	23.9442987326
Aug 8 2014	23.9722063225
Sep 8 2014	24.0003280965
Oct 8 2014	24.0266183852
Nov 8 2014	24.0531123244
Dec 8 2014	24.0798115604
Jan 8 2015	24.1046703713
Feb 8 2015	24.1297238400
Mar 8 2015	24.1549735596
Apr 8 2015	24.1804211368
May 8 2015	24.2041477679
Jun 8 2015	24.2280624047
Jul 8 2015	24.2502461820
Aug 8 2015	24.2726079898
Sep 8 2015	24.2951493251
Oct 8 2015	24.3159512735
Nov 8 2015	24.3369226758
Dec 8 2015	24.3580649794
Jan 8 2016	24.3774592202
Feb 8 2016	24.3970141892
Mar 8 2016	24.4167312834
Apr 8 2016	24.4366119128
May 8 2016	24.4548716341
Jun 8 2016	24.4732855603
Jul 8 2016	24.4900691912
Aug 8 2016	24.5069975821
Sep 8 2016	24.5240720408
Oct 8 2016	24.5395080215
Nov 8 2016	24.5550805340
Dec 8 2016	24.5707908400
Jan 8 2017	24.5848543478
Feb 8 2017	24.5990460207

Schedule 3-A  
to Facility Lease

Termination Values  
(Expressed as a % of Purchase Price)  
Facility - Danskammer

Termination Date	Termination Value Percentage
Mar 8 2017	24.6133670741
Apr 8 2017	24.6278187351
May 8 2017	24.6410750031
Jun 8 2017	24.6544553109
Jul 8 2017	24.6666336204
Aug 8 2017	24.6789293270
Sep 8 2017	24.6913435946
Oct 8 2017	24.7025503591
Nov 8 2017	24.7138689898
Dec 8 2017	24.7253006246
Jan 8 2018	24.7355191734
Feb 8 2018	24.7458439803
Mar 8 2018	24.7562761527
Apr 8 2018	24.7668168185
May 8 2018	24.7773346535
Jun 8 2018	24.7879623584
Jul 8 2018	24.7985686285
Aug 8 2018	24.8092861825
Sep 8 2018	24.8201161918
Oct 8 2018	24.8309273818
Nov 8 2018	24.8418525025
Dec 8 2018	24.8528927563
Jan 8 2019	24.8639169004
Feb 8 2019	24.8750577167
Mar 8 2019	24.8863164400
Apr 8 2019	24.8976943181
May 8 2019	24.9093017588
Jun 8 2019	24.9210316347
Jul 8 2019	24.9329943855
Aug 8 2019	24.9450829160
Sep 8 2019	24.9572985517
Oct 8 2019	24.9697517790
Nov 8 2019	24.9823355496
Dec 8 2019	24.9950512367
Jan 8 2020	25.0080093743
Feb 8 2020	25.0211029629
Mar 8 2020	25.0343334245
Apr 8 2020	25.0477021960
May 8 2020	25.0607488453
Jun 8 2020	25.0739335720
Jul 8 2020	25.0872578373
Aug 8 2020	25.1007231177
Sep 8 2020	25.1143309057
Oct 8 2020	25.1280827095
Nov 8 2020	25.1419800531
Dec 8 2020	25.1560244725
Jan 8 2021	25.1702175326
Feb 8 2021	25.1845608029
Mar 8 2021	25.1990558728
Apr 8 2021	25.2137043488
May 8 2021	25.2285078548
Jun 8 2021	25.2444916339
Jul 8 2021	25.2596101353
Aug 8 2021	25.2748886438
Sep 8 2021	25.2903288498
Oct 8 2021	25.30572123509
Nov 8 2021	25.3212697254
Dec 8 2021	25.33647479975
Jan 8 2022	25.351808522905
Feb 8 2022	25.3671270209
Mar 8 2022	25.38235739836
Apr 8 2022	25.397501950166
May 8 2022	25.41264837813

Schedule 3-A  
to Facility Lease

Termination Values  
(Expressed as a % of Purchase Price)  
Facility - Danskammer

Termination Date	Termination Value Percentage
Jun 8 2022	24.5000791346
Jul 8 2022	24.5172334901
Aug 8 2022	24.5345693959
Sep 8 2022	24.5520887733
Oct 8 2022	24.5732853900
Nov 8 2022	24.5946932140
Dec 8 2022	23.9431102088
Jan 8 2023	23.9613830969
Feb 8 2023	23.9798493731
Mar 8 2023	23.9985110840
Apr 8 2023	24.0173702981
May 8 2023	24.0400594212
Jun 8 2023	23.3654715260
Jul 8 2023	23.3849358795
Aug 8 2023	23.4046062308
Sep 8 2023	23.4244847600
Oct 8 2023	23.4482039860
Nov 8 2023	23.4721605965
Dec 8 2023	22.7964527536
Jan 8 2024	22.8171862609
Feb 8 2024	22.8381391978
Mar 8 2024	22.8593138866
Apr 8 2024	22.8807126742
May 8 2024	22.9061120684
Jun 8 2024	22.2066299513
Jul 8 2024	22.2287153663
Aug 8 2024	22.2510345185
Sep 8 2024	22.2735898818
Oct 8 2024	22.3001580920
Nov 8 2024	22.3269932980
Dec 8 2024	21.6264662259
Jan 8 2025	21.6499916983
Feb 8 2025	21.6737661486
Mar 8 2025	21.6977922118
Apr 8 2025	21.7220725508
May 8 2025	21.7505365486
Jun 8 2025	21.0248398933
Jul 8 2025	21.0498993206
Aug 8 2025	21.0752239602
Sep 8 2025	21.1008166188
Oct 8 2025	21.1306068249
Nov 8 2025	21.1606975529
Dec 8 2025	20.8386552760
Jan 8 2026	20.8695958848
Feb 8 2026	20.9008479860
Mar 8 2026	20.9324147672
Apr 8 2026	20.9642994491
May 8 2026	21.0006400188
Jun 8 2026	21.0373332506
Jul 8 2026	21.0785173918
Aug 8 2026	21.1200894788
Sep 8 2026	21.1620532906
Oct 8 2026	21.2085473765
Nov 8 2026	21.2554690776
Dec 8 2026	21.3028224798
Jan 8 2027	21.3547464421
Feb 8 2027	21.4071386175
Mar 8 2027	21.4600034064
Apr 8 2027	21.5133452517
May 8 2027	21.5715550459
Jun 8 2027	21.6302808500
Jul 8 2027	21.6939138483
Aug 8 2027	21.7581023963

Schedule 3-A  
to Facility Lease

Termination Values  
(Expressed as a % of Purchase Price)  
Facility - Danskammer

Termination Date	Termination Value Percentage
Sep 8 2027	21.8228515688
Oct 8 2027	21.8925528950
Nov 8 2027	21.9628550779
Dec 8 2027	22.0337635429
Jan 8 2028	22.1096701722
Feb 8 2028	22.1862240249
Mar 8 2028	22.2634308854
Apr 8 2028	22.3412965917
May 8 2028	22.4258209039
Jun 8 2028	22.5110568104
Jul 8 2028	22.6030044609
Aug 8 2028	22.6957172366
Sep 8 2028	22.7892018156
Oct 8 2028	22.8894588042
Nov 8 2028	22.9905420439
Dec 8 2028	23.0924586766
Jan 8 2029	23.2012097763
Feb 8 2029	23.3108496556
Mar 8 2029	23.4213859316
Apr 8 2029	23.5328262895
May 8 2029	23.6515127324
Jun 8 2029	23.7711620670
Jul 8 2029	23.8981167314
Aug 8 2029	24.0260939706
Sep 8 2029	24.1551024159
Oct 8 2029	24.2914850236
Nov 8 2029	24.4289595609
Dec 8 2029	24.5675351856
Jan 8 2030	24.7135553843
Feb 8 2030	24.8607384591
Mar 8 2030	25.0090941065
Apr 8 2030	25.1586321078
May 8 2030	25.3162229450
Jun 8 2030	25.4750627799
Jul 8 2030	25.6420225875
Aug 8 2030	25.8102990268
Sep 8 2030	25.9799029582
Oct 8 2030	26.1577059515
Nov 8 2030	26.3369052647
Dec 8 2030	26.5175123626
Jan 8 2031	26.7063994234
Feb 8 2031	26.8967643190
Mar 8 2031	27.0886191324
Apr 8 2031	27.2819760504
May 8 2031	27.5000000000



**EXHIBIT A**  
to  
**Facility Lease**

**DESCRIPTION OF FACILITY SITES**

**FACILITY SITE**

**ALL** those parcels of land situate in the Town of Newburgh, County of Orange and State of New York, bounded and described as follows:

**DANSKAMMER PARCEL 1B**

**ALL** those certain parcels of land situate in the Town of Newburgh, County of Orange and State of New York, bounded and described as follows:

**BEGINNING** at a point at the intersection of the northerly line of River Road and the easterly line of Danskammer Road (L. 2190 P. 216) at the south end of said Danskammer Road, thence along said south end of Danskammer Road the following three (3) courses and distances:

1. North 38 degrees 43 minutes 10 seconds West 20.00 feet,
2. North 38 degrees 04 minutes 20 seconds West 27.42 feet,
3. North 57 degrees 25 minutes 10 seconds West 2.74 feet to its intersection with the westerly line of said Danskammer Road (as conveyed to the Town of Newburgh), thence along said westerly line of Danskammer Road the following four (4) courses and distances:
  4. North 51 degrees 55 minutes 40 seconds East 191.85 feet,
  5. 65.95 feet on a curve to the left having a radius of 80.00 feet and a long chord of North 28 degrees 18 minutes 40 seconds East 64.10 feet,
  6. North 04 degrees 41 minutes 40 seconds East 625.32 feet,
  7. 1.61 feet on a curve to the right having a radius of 190.00 feet and a long chord of North 04 degrees 56 minutes 14 seconds East 1.61 feet to its intersection with the northerly line of Parcel 1C, thence along said line of Parcel 1C,
  8. North 72 degrees 16 minutes 00 seconds West 323.92 feet to its intersection with the easterly line of the Roseton substation (a 51.70 acre parcel to be retained by Central Hudson Gas and Electric Corporation), the last mentioned point being marked by monument, thence along the easterly line of said 51.70 acre parcel the following three (3) courses and distances:
    9. North 09 degrees 47 minutes 10 seconds East 126.23 feet to the southerly corner of lands formerly of Ostrander-Ferguson (to be retained by Central Hudson Gas and Electric Corporation), thence along the southerly line of said Ostrander-Ferguson Parcel,

10. North 79 degrees 22 minutes 30 seconds East 417.50 feet to the southerly corner of lands formerly of Horace (to be retained by Central Hudson Gas and Electric Corporation), thence along the southerly line of said Horace Parcel,
11. North 80 degrees 14 minutes 30 seconds East 182.90 feet, thence along the easterly line of said Horace Parcel in part -04 minutes West 6.5 feet from utility pole no. 17297 and along the easterly line of lands now or formerly of Grove,
12. North 47 degrees 39 minutes 02 seconds East 531.56 feet to a point on the southerly line of a 4.92 acre parcel of land conveyed by New York Trap Rock Corporation to Central Hudson Gas and Electric Corporation, the last mentioned point being distant South 66 degrees 04 minutes West 6.5 feet from utility pole no. 17279, thence along the northerly line of lands now or formerly of Grove and the southerly line of the aforementioned 4.92 acre parcel,
13. North 89 degrees 49 minutes 13 seconds West 308.04 feet,
14. North 89 degrees 48 minutes 56 seconds West 295.13 feet to a 4.1 acre parcel of land formerly of Deyo and Tuckosh (to be retained by Central Hudson Gas and Electric Corporation), the last mentioned point being distant North 24 degrees 07 minutes 29 seconds East 2.66 feet from an iron rebar, thence along the easterly line of said Deyo and Tuckosh parcel,
15. North 03 degrees 56 minutes 54 seconds West 295.13 feet to a point on the southerly line of lands now or formerly of New York Trap Rock Corporation (Tilcon), thence along the southerly line of said lands now or formerly of New York Trap Rock Corporation (Tilcon), the following ten (10) course and distances,
16. South 89 degrees 49 minutes 13 seconds East 295.13 feet,
17. South 89 degrees 47 minutes 09 seconds East 527.41 feet to a point marked by a 2-1/4 inch o.d. pipe found in stones, and being distant South 00 degrees 01 minute West 13.0 feet from a 16 inch diameter twin oak tree blazed,
18. North 67 degrees 17 minutes 10 seconds East 74.26 feet,
19. North 30 degrees 09 minutes 09 seconds East 96.00 feet,
20. North 34 degrees 30 minutes 09 seconds East 61.13 feet,
21. North 72 degrees 21 minutes 40 seconds East 79.36 feet to a point marked by remains of iron pipe found,
22. North 86 degrees 18 minutes 10 seconds East 94.95 feet,
23. North 50 degrees 28 minutes 10 seconds East 52.73 feet,
24. North 89 degrees 29 minutes 36 seconds East passing over a 3/4 inch rebar at 0.51 feet, 703.23 feet to a point marked by a twin Maple tree,
25. South 71 degrees 59 minutes 31 seconds East 839.04 feet to a point on the westerly line of a ten foot wide strip of land reputedly of Central Hudson Gas and Electric Corp. lying contiguous to the westerly line of lands of CSX Rail Corp., the last mentioned pointed being distant North 59 degrees 12 minutes East 6.7 feet from a 3/4 inch rebar found, thence continuing,
26. South 71 degrees 59 minutes 31 seconds East 10.12 feet to the aforementioned westerly line of lands now or formerly of CSX Rail Corp., thence along the aforementioned westerly line of lands now or formerly of CSX Rail Corp. the following six (6) courses and distances:
27. South 27 degrees 01 minutes 46 seconds West (South 27 degrees 16 minutes 46 seconds West Deed) 684.24 feet, more or less,
28. South 27 degrees 01 minutes 46 seconds West 277.23 feet, more or less,
29. North 62 degrees 58 minutes 14 seconds West 20.5 feet,
30. South 27 degrees 01 minutes 46 seconds West 500 feet, more or less,
31. South 62 degrees 58 minutes 14 seconds East 20.5 feet,

32. South 27 degrees 01 minutes 46 seconds West 1125.15 feet to the northerly line of lands formerly of the Jova Brick Company, Inc. (now RTIC), thence along the former division line between Rice and Brooks to the north (Danskammer Site) and Jova Brick Company, Inc. to the south (Roseton Site) the following ten (10) courses and distances:

- 33. North 55 degrees 02 minutes 14 seconds West 217.14 feet,
- 34. North 67 degrees 42 minutes 14 seconds West 73.50 feet,
- 35. North 77 degrees 12 minutes 14 seconds West 144.00 feet,
- 36. North 73 degrees 15 minutes 44 seconds West 100.00 feet,
- 37. North 77 degrees 21 minutes 44 seconds West 146.00 feet,
- 38. North 73 degrees 20 minutes 34 seconds West 330.00 feet,
- 39. North 83 degrees 37 minutes 44 seconds West 121.42 feet,
- 40. North 73 degrees 52 minutes 14 seconds West 544.00 feet,
- 41. North 25 degrees 12 minutes 14 seconds West 140.00 feet,
- 42. North 31 degrees 35 minutes 17 seconds West 0.69 feet (to close parcel) to the easterly line of said Danskammer Road, thence along said easterly line of Danskammer Road,
- 43. South 51 degrees 55 minutes 40 seconds West 190.72 feet to the point of **BEGINNING**.

Excepting those parcels conveyed by Central Hudson Gas and Electric Corporation to the Town of Newburgh (Danskammer Road), by deed dated November 27, 1978 and recorded in the Orange County Clerk's Office in Liber 2190 of Deeds at Page 211 and deed dated December 15, 1980 and recorded in Liber 2190 of Deeds at Page 216.

**DANSKAMMER PARCEL 7**

**BEGINNING** at a point on the easterly line of lands formerly of Penn Central Railroad now CSX Rail Corp. with its intersection with the division line between lands of Central Hudson Gas and Electric Corporation, Consolidated Edison Company of New York, Inc. and Niagara Mohawk Power Corporation, as tenants in common, by deed dated May 14, 1969 on the south and Central Hudson Gas and Electric Corporation on the north, said point also being on the northwesterly projection of the northerly line of Parcel "B" (Conversion Grant) lands under waters of the Hudson River, Letters Patent dated April 20, 1971 Book 81 Page 70 also filed in the Orange County Clerk's Office May 18, 1971 in Liber 1873 of Deeds at Page 233, thence along the aforementioned easterly line of lands now or formerly of CSX Rail Corp.,

1. North 27 degrees 01 minutes 46 seconds East 3,082.60 feet to the southwesterly corner of lands underwater conveyed by Central Hudson Gas and Electric Corporation to New York Trap Rock Corporation by deed dated August 30, 1960 and recorded in the Orange County Clerk's Office in Liber 1567 of Deeds at Page 416, thence through the waters of the Hudson River and along the southerly line of the aforementioned lands now or formerly of New York Trap Rock Corporation,
2. South 62 degrees 58 minutes 16 seconds East 490.64 feet, thence continuing through the waters of the Hudson River the following three courses and distances:
3. South 11 degrees 50 minutes 00 seconds West 1,586.71 feet,
4. South 38 degrees 18 minutes 16 seconds West 1,734.12 feet to the northeasterly corner of the aforementioned Conversion Grant, thence along the northerly line of said Conversion Grant, partially under the waters of the Hudson River and partially uplands,
5. North 43 degrees 00 minutes 24 seconds West 451.71 feet and
6. North 64 degrees 57 minutes 14 seconds West 143.02 feet to the point of **BEGINNING**.

**EXHIBIT B**  
**to**  
**Facility Lease**

**DESCRIPTION OF FACILITY**

The Danskammer Electric Generation Station Unit 3 and Unit 4, a power generation facility comprised of two coal/gas-fired steam turbine-generator sets, the station structure, and, except as described below, all fixtures, components and equipment attached thereto, and all station auxiliary and support equipment and systems relating to such Units, located in the Town of Newburgh, in the County of Orange, in the State of New York, which Facility shall specifically include each of the assets listed on Exhibit B-1 hereto.

The Facility does not include (x) any furniture, fixtures, office equipment (including, personal computers and related equipment, miscellaneous small tools and equipment, materials and supplies inventories), spare part inventories, or vehicles, or (y) any of the assets listed on Exhibit C hereto.

**EXHIBIT B-1  
TO  
FACILITY LEASE**

**FACILITY ASSETS OWNED BY OWNER LESSOR**

**Generating Station/General**

- Units 3 and 4, including:
  - ♦ Solid Waste Management Facility
  - ♦ 115 KV Synchronizing Breakers (Unit 3 – W1408 and Unit 4 – W1548) and Associated Disconnect Switches (Unit 3 – W1407 and Unit 4 – W1547) for Units 3 and 4
  - ♦ C.E. Boilers of Units 3 and 4 and Related Auxiliary Equipment
  - ♦ General Electric Turbines for Units 3 and 4, Serial Numbers 118305 (Units 3) and 170 x 268 (Unit 4) and Related Auxiliary Equipment
  - ♦ General Electric Generators for Unit 3 & 4, Serial Numbers 8245859 (Unit 3) and 180x268 (Unit 4), including Excitation and Voltage Regulating Equipment and Related Auxiliary Equipment
  - ♦ General Electric, Main Transformer, 160,000 KVA (Unit 3)
  - ♦ Federal Pioneer, Main Transformer, 265,000 KVA (Unit 4)
  - ♦ FSSS (Allen Bradley) Burner Management System for Units 3 and 4
  - ♦ DEC Vax, Data Acquisition System for Units 3 and 4
  - ♦ MAX1 (Leeds & Northrup), Boiler Control Systems for Units 3 and 4
  - ♦ General Electric, MHC, Turbine Control Systems for Units 3 and 4
  - ♦ All Motors in Units 3 and 4
  - ♦ All Relays, Instrumentation and Metering in Units 3 and 4
  - ♦ All Connected Power, Control and Instrument Cables in Units 3 and 4
- General Electric, Station Service Transformers, 12/16 MVA OA/FA for Units 3 and 4
- Current Protective Relay Schedules for each of Units 3 and 4 stated to be located in the Generating Plant
- DI System
- Wastewater Treatment Facility
- Waste Treatment Ponds
- Cooling Water Intake and Discharge System
- Plant UPS System, including Associated 125V Battery, Chargers and Panels (Unit 3 – Solid State, installed in 1990, powers Maxcontrol and FSSS; Unit 4 – Solid State, installed in 1986, powers Maxcontrol and FSSS)
- DC Cable from Plant Battery System
- Condensate Treatment and Storage System
- City Water Supply Mains and Metering Devices
- Switchgear and Substations Located in Units 3 and 4
- Grounding and Lightning Protection Equipment for Units 3 and 4

**Environmental**

- Free Standing, Enclosed Dual Flue Stack for Units 3 and 4
- Separated Overfire Air Systems for Units 3 and 4
- Continuous Emission Monitoring Systems for Units 3 and 4
- Electrostatic Precipitators
- Solid Waste Management Building
- Coal Pile Runoff Collection System
- Fly Ash Handling System for Units 3 and 4
- Silos (Fly Ash Storage Facility)
- Dewatering Silos
- Sewage Collection and Treatment Facility
- Chemical Spill Control and Containment Equipment and Storage Tanks
- Oil/Water Separators
- Solid Waste Collection and Disposal Equipment
- Water Treatment for Effluent

**Fuel Supply**

- Coal Bunkers
- Coal Handling and Conveyor System
- Coal Crushers
- Coal Receiving Hopper and Conveyor Systems
- Reclaim System
- Coal Car Thawing/Unloading
- Coal Yard Office and Crew Room
- Coal Yard Control Building
- Coal Yard MCC Building
- Locomotive Storage Building
- One Fuel Oil No. 2 Yard Tank
- One Fuel Oil No. 2 Solid Waste Management Facility Tank
- Fuel Oil and Natural Gas Metering Devices
- Gas Chromatograph
- Natural Gas Supply Main from Regulator Station to Facility for Units 3 and 4— all piping and equipment from the discharge of the shut-off valves to the generating station, including the relief valve
- Railroad Tracks and Coal Thaw Shed

**Buildings**

- Main Building Housing Units 1-4, including
  - ♦ Administrative offices
  - ♦ Chemistry Laboratory
  - ♦ Shops
  - ♦ Construction/Outage Office